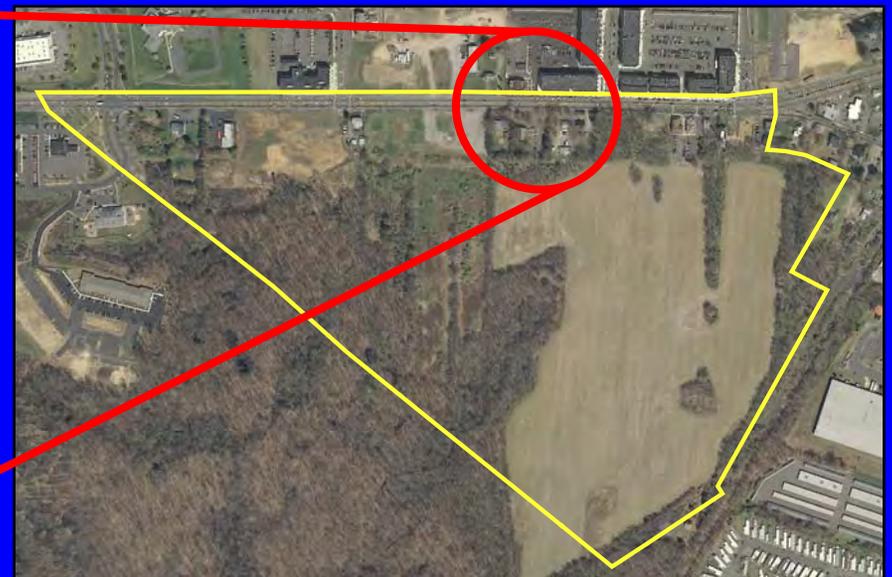
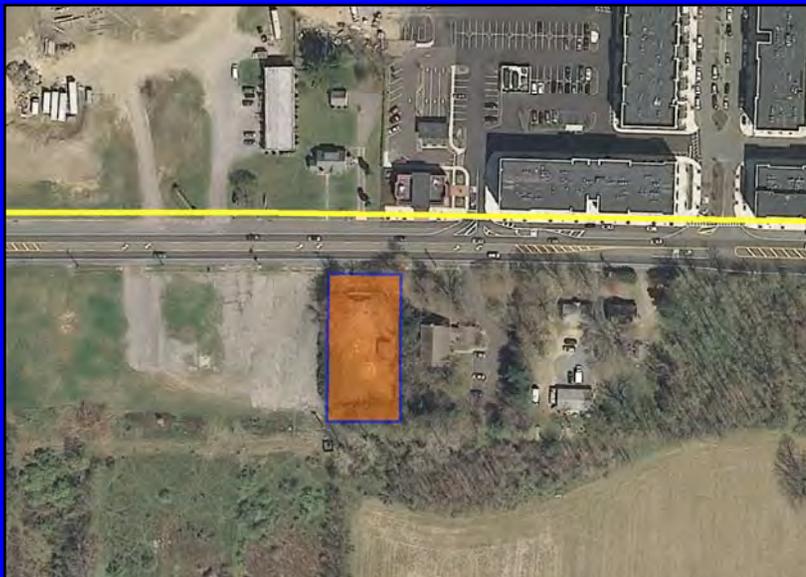


***NORTHERN TRACT: PARCEL B
AMENDMENTS to the
REDEVELOPMENT PLAN
TOWN CENTER SOUTH REDEVELOPMENT AREA
Robbinsville Township, Mercer County, New Jersey***



Submitted: April 4, 2014





*Northern Tract: Parcel B Amendments
to the Redevelopment Plan
Town Center South Redevelopment Area
Robbinsville Township, Mercer County, N.J.*

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The original of this document has been signed
and sealed pursuant to N.J.S.A. 45:14A-12.

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TABLE OF CONTENTS

Conventions for This Amendment iii

1.0 INTRODUCTION..... 1

1.2 Redeveloper Designation..... 1

1.3 Northern Tract: Parcel B Amendment to the Redevelopment Plan..... 1

2.0 DEFINITIONS 3

5.0 REDEVELOPER SOLICITATION, SELECTION & DESIGNATION..... 5

5.1 Redeveloper Solicitation & Selection 5

7.0 REDEVELOPMENT PROVISIONS..... 6

7.1 Review Procedures, Responsibilities & Authority 6

7.2 Standards and Controls of General Applicability..... 6

7.2.1 Governing Regulations..... 6

7.2.2 Permitted & Prohibited Uses 6

7.2.4 Variances, Departures, Deviations & Design Waivers 7

 B.1 Deviation Allowance 8

 B.2 Design Waivers 8

7.3 Parcelization Plan 9

7.3.1B Northern Tract: Parcel B 10

7.4 Development Regulations 10

7.4.1B Northern Tract: Parcel B 10

 A. Permitted Principal Uses 10

 B. Permitted Accessory Uses 10

 C. Building Limit Controls..... 10

7.5 Architectural Controls 11

7.5.2 Building Orientation 11

7.5.3 Building Massing & Style 11

7.5.5 Façade Treatment & Materials 12

7.5.6 Entryway Doors 12

7.5.7 Windows 12

 C. Windows for the Northern Tract: Parcel B 12

8.0 CIRCULATION, PARKING & LOADING PLAN 14

8.1 Circulation 14

8.1.2 Northern Tract: Parcel B..... 14

8.1.6 Additional Guidelines..... 14

8.2 Parking 14

8.2.1 General Requirements 14

8.2.3 Off-Street Parking: Mid-Rise (Urban Apartment, Mixed-Use & Commercial) Buildings 14

8.2.4 Surface Parking Lots 14

10.0 OPEN SPACE, LANDSCAPING & STREETSCAPING PROVISIONS..... 15

10.3 Streetscaping 15



CONVENTIONS FOR THIS AMENDMENT

- A. The term “Redevelopment Plan” used throughout this document shall refer to the duly adopted *Redevelopment Plan for the Town Center South Redevelopment Area, Robbinsville Township, Mercer County, New Jersey*, prepared by Remington, Vernick & Arango Engineers (dated February 27, 2012).
- B. The term “This Amendment” used throughout this document shall refer generically to this instant document and collectively to the several amendments, clarifications, supplements and other modifications to the Redevelopment Plan described herein.
- C. Unless differentiated by context, the term Redevelopment Plan as used herein shall include the provisions of This Amendment.
- D. This Amendment is the second amendment to the Redevelopment Plan. The first amendment, entitled *Northern Tract: Parcel A Amendments to the Redevelopment Plan: Town Center South Redevelopment Area, Robbinsville Township, Mercer County, New Jersey*, prepared by Remington, Vernick & Arango Engineers, was adopted on September 27, 2012.

Changes made to the Redevelopment Plan via such first amendments are referred to herein as the "Parcel A Amendments". Such Parcel A Amendments are limited to Block 1, Lots 1.01, 2 and 3, and do not affect and are not affected by This Amendment.

This Amendment is limited to Block 1, Lot 17, and does not affect and is not affected by the Parcel A Amendments.

E. Section Numbering

Unless otherwise indicated, section numbering in This Amendment remains identical to the section numbering in the Redevelopment Plan, irrespective of any numbering changes contained in the Parcel A Amendments.

Where a change to a particular section of the Redevelopment Plan is required, such change is made by This Amendment within the numbering system of the Redevelopment Plan. Such changes are limited to Northern Tract: Parcel B, with the language of the Parcel A Amendments governing Parcel A and the original language of the Redevelopment Plan remaining for the balance of the Redevelopment Area.

Where no changes to a particular section of the Redevelopment Plan are necessary, such section is **excluded** from This Amendment. Accordingly, section numbering in This Amendment is **not necessarily sequential**.

Where new material is required, such material is inserted as a new section in as sequential an order as is possible. Such new material is limited to Northern Tract: Parcel B, with the language of the Parcel A Amendments governing Parcel A and the original language of the Redevelopment Plan remaining for the balance of the Redevelopment Area.

F. Exhibit Numbering

Where no change to a particular Redevelopment Plan Exhibit is necessary, such Exhibit, to the extent referenced herein, is excluded from This Amendment for brevity.





*Northern Tract: Parcel B Amendments
to the Redevelopment Plan
Town Center South Redevelopment Area
Robbinsville Township, Mercer County, N.J.*

Where a change to a particular Exhibit contained in the Redevelopment Plan is required, such revised Exhibit is included in This Amendment under the same Exhibit number as in the Redevelopment Plan, except that such modified Exhibit shall be designated with the letter 'B' (i.e., "Exhibit 12.1 B."). Such changes are limited to Northern Tract: Parcel B, with Exhibits modified under the Parcel A Amendments labeled with an 'A', and the original Redevelopment Plan Exhibits remaining for the balance of the Redevelopment Area.

G. Footnote Numbering

Footnote numbering in This Amendment is sequential to This Amendment and bears no relationship to the footnote numbering in the Redevelopment Plan or the Parcel 'A' Amendments.

H. Maps & Graphics

Generally, the maps and graphics contained in the body of the Redevelopment Plan have been omitted in This Amendment for brevity. Unless specifically modified by This Amendment, such maps and graphics remain unchanged.

I. Conflicts

Should any conflict occur between the provisions of the Redevelopment Plan and This Amendment, the provisions of This Amendment shall govern.



1.0 INTRODUCTION

1.1 In October 2010, the Township Council of the Township of Robbinsville¹ declared² a portion of the Township’s Town Center³ to be an Area In Need of Redevelopment pursuant to New Jersey’s *Local Redevelopment & Housing Law*.⁴

In January 2012 ~ while the Township was crafting a Redevelopment Plan for the Redevelopment Area ~ JP Property Investments LLC,⁵ the owner of Block 1, Lot 17 within the Redevelopment Area, made application to the Robbinsville Planning Board for Site Plan and other approvals necessary for the development of a 4-story building with ground floor commercial space below 3 floors of residential units. After discussion with the Township, JP elected not to move forward with its application, instead electing to pursue the project under the [then] pending Redevelopment Plan.

1.2 Redeveloper Designation

On or about May 13, 2013, JP submitted to the Township an Expression of Interest in accordance with Redevelopment Plan Section 5.4, seeking to be named Redeveloper for Block 1, Lot 17 in order to develop the project as described.

After review of the Expression of Interest, the Governing Body designated JP as Redeveloper Candidate for the property⁶ and authorized the commencement of negotiations of a Redevelopment Agreement with JP at the Subject Property (hereinafter designated “Northern Tract: Parcel B” or “Parcel B”).

JP’s Expression of Interest reflected a Project which is generally designed to achieve the Municipal Goals & Objectives of the Redevelopment Plan and provided the Township with demonstrated evidence of JP’s experience and qualifications in developing and operating the type, size and scope of the Project proposed.

1.3 Northern Tract: Parcel B Amendment to the Redevelopment Plan

1.3.1 The Township has worked to finalize details related to the redevelopment of Parcel B, and has identified certain revisions to the Redevelopment Plan which specifically pertain to Parcel B as being necessary and appropriate to achieve the project concept as submitted.

Such revisions are contained in This Amendment to the Redevelopment Plan.

This Amendment is not intended to replace the Redevelopment Plan, but to modify, enhance and supplement the provisions of the Redevelopment Plan as applied to Parcel B. Accordingly:

¹ “Governing Body”

² via Township Resolution No. 2010-202 (on file with the Township Clerk)

³ Reference Exhibits in *Redevelopment Plan, Town Center South Redevelopment Area, Robbinsville Township, Mercer County, New Jersey*, prepared by Remington, Vernick & Arango Engineers (dated February 27, 2012) [“Redevelopment Plan”].

⁴ N.J.S.A. 40A:12A-1 et seq. (“Redevelopment Law”)

⁵ “JP”

⁶ Township Resolution Nos. 2013-161 & 2014-72 (on file with the Township Clerk)





**Northern Tract: Parcel B Amendments
to the Redevelopment Plan
Town Center South Redevelopment Area
Robbinsville Township, Mercer County, N.J.**

- A. The Introduction (section 1.0), Definitions (section 2.0), Town Center South Redevelopment Area [description] (section 3.0), Redeveloper Solicitation, Selection & Designation (section 5.0), Redevelopment Provisions (section 7.0), Circulation, Parking & Loading Plan (section 8.0), Utility & Easement Controls (section 9.0) and the Open Space, Landscaping & Streetscaping Provisions (section 10.0) contained in the Redevelopment Plan are modified *to the extent addressed herein*.

- B. The Municipal Goals & Objectives (section 4.0), Anticipated Redevelopment Actions (section 6.0), Equal Opportunity (section 11.0), Provisions Necessary to Meet Statutory Requirements (section 12.0), Effective Date, Durations of Provisions & Amendment Provisions (section 13.0) and Certificate of Completion and Compliance Provisions (section 14.0) contained in the Redevelopment Plan remain unchanged and applicable.



2.0 DEFINITIONS

Definitions in the Redevelopment Plan are sequentially numbered in alphabetical order. Where any of the following definitions amend an existing definition in the Redevelopment Plan, such new language retains its original definition number.

New definitions added via the Parcel A Amendments commenced numbering after 2.114, which was the last definition in the Redevelopment Plan.

New definitions in This Amendment commence numbering after 2.115, which is the last definition in the Parcel A Amendments.

- 2.67 “Publication” shall mean the date printed on the cover of the Redevelopment Plan or This Amendment, as the case may be, which shall signify the date the Redevelopment Plan or This Amendment was finalized for printing.
- 2.74 “Redevelopment Plan” shall mean the duly adopted *Redevelopment Plan for the Town Center South Redevelopment Area, Robbinsville Township, Mercer County, New Jersey*, prepared by Remington, Vernick & Arango Engineers (dated February 27, 2012).
- 2.107 “Township Code” shall mean, unless otherwise cited, Chapter 142 of the Robbinsville Township Municipal Code,⁷ as modified through the Redevelopment Plan and This Amendment, and as may be amended from time-to-time.

Since the February 2012 adoption of the Redevelopment Plan, the Township has made certain amendments to Chapter 142. Accordingly, the regulations of Chapter 142 current at the time of a Redeveloper’s submission to the Planning Board for Review & Approval shall govern ~ *to the extent that such regulations are not modified by the Redevelopment Plan or This Amendment.*

While This Amendment attempts to address all issues related to construction of a Redevelopment Project on Parcel B, it recognizes that there may continue to be provisions of Chapter 142 and the Redevelopment Plan that may impact Project Design. Such issues shall be addressed between the Township and the Redeveloper (Candidate) as identified.

Additionally, and consistent with section 7.2.4 B. of the Redevelopment Plan, This Amendment continues to vest the Planning Board with the power to grant departures⁸ from the regulations contained in Chapter 142, the Town Center Plan and the Redevelopment Plan requested by the Redeveloper.

- 2.115 “Parcel A Amendments” shall mean the document entitled *Northern Tract: Parcel A Amendment to the Redevelopment Plan, Town Center South Redevelopment Area, Robbinsville Township, Mercer County, New Jersey*, prepared by Remington, Vernick & Arango Engineers (adopted September 27, 2012).

⁷ On file with the Township Clerk or available via <http://www.robbinsville-twp.org/>

⁸ Such departures shall be considered “deviations” under the *Redevelopment Law* and not ‘variances’ under the *Municipal Land Use Law*.





***Northern Tract: Parcel B Amendments
to the Redevelopment Plan
Town Center South Redevelopment Area
Robbinsville Township, Mercer County, N.J.***

2.116 "The Amendment" shall mean this instant document entitled *Northern Tract: Parcel B Amendment to the Redevelopment Plan, Town Center South Redevelopment Area, Robbinsville Township, Mercer County, New Jersey*, prepared by Remington, Vernick & Arango Engineers (date indicated on cover).

Upon adoption by the Governing Body, This Amendment shall work in conjunction with the Redevelopment Plan to jointly satisfy all statutory requirements for a Redevelopment Plan under N.J.S.A. 40A:12A-3 and 12A-7.



*Northern Tract: Parcel B Amendments
to the Redevelopment Plan
Town Center South Redevelopment Area
Robbinsville Township, Mercer County, N.J.*

5.0 REDEVELOPER SOLICITATION, SELECTION & DESIGNATION

5.1 Redeveloper Solicitation & Selection

5.1.1 The Redeveloper solicitation and selection process that resulted in JP being designated Redeveloper Candidate is summarized in section 1.2 of This Amendment.



7.0 REDEVELOPMENT PROVISIONS

7.1 Review Procedures, Responsibilities & Authority

7.1.1 By referring This Amendment to the Planning Board for its review and recommendation, the Governing Body has approved the Project Concepts and Description of Project Elements proposed for Northern Tract: Parcel B. Such approval both accepts the Project for the community and finds that the Project is consistent with the Redevelopment Plan, as modified via This Amendment.

7.1.2 Redevelopment Plan section 7.1.2 is modified to the extent described in section 7.1.1 hereinabove.

7.1.4 Within the context of Redevelopment Plan sections 7.1.1, 7.1.2 and 7.1.3, as modified by This Amendment, and subject to the requirements of the Relevant Permitting Agencies, as applicable:

- A. The Governing Body shall retain sole authority for the interpretation or clarification of the Redevelopment Plan and This Amendment, including the permissibility of any use proposed for Northern Tract: Parcel B, as well as the extent to which any non-quantifiable design standard ~ either within the Redevelopment Plan, the Township Code, the Town Center Plan or This Amendment ~ conforms to the intent of the Redevelopment Plan.

7.2 Standards & Controls of General Applicability

7.2.1 Governing Regulations

- D. Except where otherwise modified by the Redevelopment Plan or This Amendment ~ and

specifically including Redevelopment Plan subsection 7.2.1 E. ~ the Redevelopment Area shall be governed by the standards and regulations contained in the Township Code. By reference, such provisions are included in and adopted by the Redevelopment Plan and This Amendment.

Should a County, State or Federal code or regulation contain comparable but less restrictive provisions than set forth in the Redevelopment Plan or This Amendment, the standards set forth in the Redevelopment Plan and/or This Amendment shall govern.

Interpretation or clarification of any conflicts or inconsistencies between provisions of the Township Code, the Town Center Plan, the Redevelopment Plan and This Amendment shall be made by the Governing Body, acting in its capacity as Redevelopment Entity for the Redevelopment Area.

Unless clearly dictated by the circumstances involved, any such conflict or inconsistency shall be resolved in favor of the provisions of the Redevelopment Plan or This Amendment.

7.2.2 Permitted & Prohibited Uses

- A. Permitted Uses within the Redevelopment Area are designed to provide for a critical mass of diverse yet complementary activities in order to achieve the Goals & Objectives of the Redevelopment Plan and This Amendment.





**Northern Tract: Parcel B Amendments
to the Redevelopment Plan
Town Center South Redevelopment Area
Robbinsville Township, Mercer County, N.J.**

1. Other than as specified under section 6.2 herein, Permitted Uses for Northern Tract: Parcel B shall be limited to the Permitted Principal or Accessory Uses enumerated under sections 7.4.1 A. & B. of the Redevelopment Plan and sections 7.4.1B A & B of This Amendment. Redevelopers may engage in such uses themselves, or may lease or sell a portion or portions of a Project to a third-party operator who will undertake such uses.

2. Multiple Permitted Uses are allowed as Principal or Accessory uses within a Redevelopment Project, provided that each such use is a Permitted Use under the Redevelopment Plan or This Amendment, and further provided that each such Use is located within an independently-leased and separately-identifiable space (it being the Township's intention to prohibit a lessee from subleasing a portion of an office or other commercial space within a larger leased area).

B. Prohibited Uses ensure that activities within the Redevelopment Area are appropriate for the widest possible patron-base, and are instituted by the Redevelopment Plan to maximize the market attractiveness of the Redevelopment Area to the development community.

Within this context, Tattooing, Body Piercing and Sexually-Oriented Land Uses, including, but not limited to, parlors, salons, arcades, the sale of books and videos, cabarets, motels, motion-picture or live-performance theaters (or booths or kiosks), commercial displays, non-therapeutic massage, modeling and like and similar uses, as specifically

defined in the Township Code or, if not so defined, then meeting the spirit of this section, are **EXPRESSLY PROHIBITED.**

C. Subject to interpretation or clarification as permitted under Redevelopment Plan section 7.1.4 A., uses not specifically enumerated herein as Permitted are prohibited.

7.2.4 Variances, Departures, Deviations & Design Waivers

The Provisions of the Redevelopment Plan and This Amendment flow from the Township's power to (re)plan designated Redevelopment Areas under the *Local Redevelopment & Housing Law*⁹ and not from the Township's power to zone under the *Municipal Land Use Law*.¹⁰ It is therefore within the context of the *Local Redevelopment & Housing Law* and not the *Municipal Land Use Law* that the Township has adopted the Redevelopment Provisions (section 7.0) and other regulations of the Redevelopment Plan, as amended herein, and further incorporates specific components of the Township Code and Town Center Plan into the Redevelopment Plan and This Amendment. Accordingly:

B. The Redevelopment Plan does not recognize the 'bulk ('c') variance' process under the *Municipal Land Use Law*¹¹. The processes for deviating from specific Building Limit Controls and other design regulations of the Redevelopment Plan, as amended herein, follow:

⁹ N.J.S.A. 40A:12A-8

¹⁰ N.J.S.A. 40:55D-62

¹¹ N.J.S.A. 40:55d-70c





**Northern Tract: Parcel B Amendments
to the Redevelopment Plan
Town Center South Redevelopment Area
Robbinsville Township, Mercer County, N.J.**

1. Deviation Allowance

- a. The Planning Board may, at time of Site Plan Review & Approval and without formal amendment to the Redevelopment Plan or This Amendment, approve departures from the Building Limit Controls (section 7.4.1B, subsection C.) and the *quantifiable* requirements of the Architectural Controls (section 7.5), Circulation, Parking & Loading Plan (section 8.0), Utility & Easement Controls (section 9.0), Open Space, Landscaping & Streetscaping Provisions (section 10.0) of the Redevelopment Plan and This Amendment, and from the *quantifiable* regulations of the Township Code and Town Center Plan, as may be requested by the Redeveloper ~ to a maximum of twenty percent (20%) Deviation Allowance from the subject regulation, for a Project whose totality of architecture exhibits, in the sole opinion of the Board, superior design and quality, and further provided that such departure(s) are, in the opinion of the Board, consistent with the intent of the Redevelopment Plan.

Requests for such relief shall require clear justification as to why the standard should be relaxed. Such justification shall generally conform with the requirements for Variance relief under N.J.S.A. 40:55D-70c., which otherwise would be required were the Project not developed under the Redevelopment process.

In reviewing such requests, the Planning Board shall have the flexibility to consider the request on the totality of its merits and not on the rigid requirements of the Positive and Negative Criteria otherwise required for Variance relief.

2. Design Waivers

- a. The Redeveloper Candidate may petition the Governing Body for departure(s) from the *non-quantifiable* provisions of the Architectural Controls (section 7.5), Circulation, Parking & Loading Plan (section 8.0), Utility & Easement Controls (section 9.0), and Open Space, Landscaping & Streetscaping Provisions (section 10.0) of the Redevelopment Plan and This Amendment, and from the *non-quantifiable* regulations of the Township Code and Town Center Plan, in the form of Design Waivers requested either along with submission of an Expression of Interest or as part of the Redevelopment Agreement negotiations process.

Any Design Waiver accepted by the Governing Body shall be included on a Site Plan or Elevation(s) rendering, as appropriate, which shall be appended as an exhibit to the executed Redevelopment Agreement, upon which it shall be treated as being consistent with the Redevelopment Plan. Waivers not so included shall be addressed within subsection b. below.



- b. The Redeveloper may petition the Planning Board for departure(s) from the *non-quantifiable* provisions of the Architectural Controls (section 7.5), Circulation, Parking & Loading Plan (section 8.0), Utility & Easement Controls (section 9.0), and Open Space, Landscaping & Streetscaping Provisions (section 10.0) of the Redevelopment Plan and This Amendment, and from the non-quantifiable regulations of the Township Code and Town Center Plan, in the form of Design Waivers requested at time of Review & Approval. Requests for such relief shall require clear justification as to why the standard should be relaxed. In reviewing such requests, the Planning Board shall have the flexibility to consider the request on the totality of its merits.
3. Departures Required by Relevant Permitting Agencies

The provisions of this subsection B. notwithstanding, departure(s) from the requirements of the Redevelopment Plan or This Amendment necessitated to bring a Project into conformance with the regulations of any Relevant Permitting Agency may be permitted without formal Plan amendment, regardless of the percentage departure required, provided that such departure(s) are reviewed and accepted by the Planning Board within the context of the affected Project element. Departure(s) not accepted by the Planning Board shall require formal Plan Amendment.

7.3 Parcelization Plan

- A. The Parcelization Plan adopted under the Redevelopment Plan divides the Redevelopment Area into an approximately 26 gross acre¹² Northern Tract and an approximately 36.8 gross acre¹³ Southern Tract; with each Tract programmed for specific land uses and building controls detailed in section 7.4 herein.

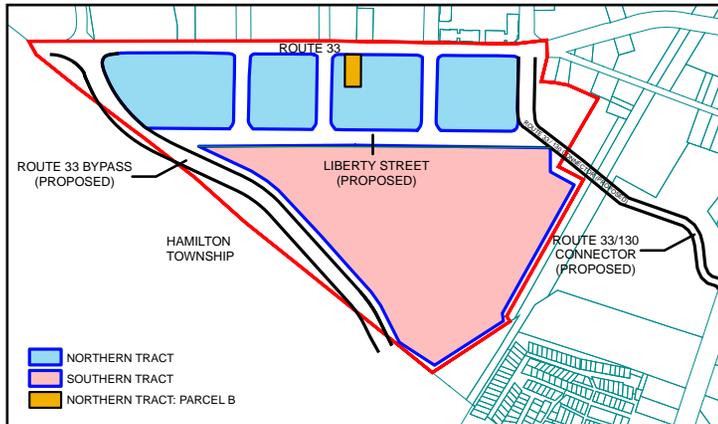
The Development Regulations (section 7.4) of the Redevelopment Plan provide standards for the physical (re)development of each Redevelopment Tract. Within this framework, Redevelopers and their designers are encouraged to exercise maximum ingenuity and creativity in order to achieve the Goals & Objectives (section 4.0) of the Plan.

- B. In order to address the specific needs of the Redevelopment Project proposed for Block 1, Lots 1.01, 2 & 3 without impacting lands beyond such Lots, the Governing Body adopted the Parcel A Amendments, which modified the Parcelization Plan to establish a Northern Tract: Parcel A, and enacted use and building controls specific to Parcel A.
- C. In order to address the specific needs of the Redevelopment Project proposed for Block 1, Lot 17 without impacting lands beyond such Lot, the Governing Body adopted This Amendment, which modifies the Parcelization Plan to establish a Northern Tract: Parcel B, and enacts use and building controls specific to Parcel B.

¹² Acreage calculations are approximate. A Property Survey, performed by a licensed Land Surveyor, is required for precise measurements.

7.3.1B Northern Tract: Parcel B

This Amendment reclassifies Block 1, Lot 17 as Northern Tract: Parcel B.



7.4 Development Regulations

7.4.1B Northern Tract: Parcel B

The intent of Northern Tract: Parcel B is to provide a setting for the development of a multi-story, mixed-use building with ground floor commercial and residential above; similar in size and scope to the buildings developed across Route 33 in Town Center North.

A. Permitted Principal Uses

Permitted Principal Uses for Northern Tract: Parcel B shall be the same as those permitted for the Northern Tract under Redevelopment Plan section 7.4.1.A.

B. Permitted Accessory Uses

1. Permitted Accessory Uses for Northern Tract: Parcel B shall be the same as those permitted for the Northern Tract under Redevelopment Plan section 7.4.1 B.
2. Subject to the jurisdiction of all Relevant Permitting Agencies and the provisions of Redevelopment Plan section 7.4.2.D, staging for the construction of a Redevelopment Project on Northern Tract: Parcel B, including materials storage, construction trailers for office use, sales trailers, parking and all other activities normally associated with development.

Subsection 3 of Redevelopment Plan section 7.4.2 D shall be amended to read:

Unless to be used for an immediately subsequent Phase or Subphase of the Project, all Construction Staging Areas shall be returned to their pre-construction condition upon completion of the Project, or Phase or Subphase thereof, for which Construction Staging Area is intended, or shall be otherwise addressed as a finished component of the Project;

C. Building Limit Controls

The following Building Limit Controls are designed to work in concert with the existing and proposed rights-of-way detailed under the Circulation Plan (Redevelopment Plan section 8.1).



**Northern Tract: Parcel B Amendments
to the Redevelopment Plan
Town Center South Redevelopment Area
Robbinsville Township, Mercer County, N.J.**

Buildings shall be oriented toward Route 33 and shall consist of multistory, mixed-use structures with commercial / retail uses on the ground level and apartment dwellings or offices on the upper levels (generally, but not exclusively, office on the 2nd story and dwelling units above). While such buildings may vary in terms of footprint and architectural elevations, they shall generally be compatible, in style and detailing, to the buildings fronting the north side of Route 33.

Site and building design shall employ mass, scale, layout, materials and architectural and other distinguishing features in order to establish a traditional civic character and prominence for Parcel B. Within this context, the following site and building controls shall be flexibly interpreted in order to achieve the design as desired.

CATEGORY	REGULATION
Minimum Parcel Size	Block 1, Lot 17 ¹³
Minimum Parcel Width	The Width of Block 1, Lot 17.
Minimum Parcel Depth	The Depth of Block 1, Lots 17 ¹⁷
Route 33 Setback	0'
Minimum Rear Yard Setback	20'
Setbacks from any other Right-of-Way	15' (each)
Maximum Building Height	4½ Stories & 48' + architectural features

CATEGORY	REGULATION
Maximum Impervious Surface Coverage	85%
Minimum Dwelling Unit Size	650 s.f.
Maximum FAR	1.3
Maximum Residential Density	No Maximum Established Density shall be a product of the number of units achievable in the space permitted based on the minimum permitted unit size.

7.5 Architectural Controls

The following Architectural Controls ~ modified from those contained in the Redevelopment Plan ~ apply only to Northern Tract: Parcel B. Where not modified herein, the Architectural controls of the Redevelopment Plan remain in place.

7.5.2 Building Orientation

B. Buildings shall be located to front towards and relate to public streets, both functionally and visually. Buildings may **also** relate toward a side-yard drive or parking lot.

7.5.3 Building Massing & Style

B. To the extent practicable, buildings should avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections, recesses and changes in floor level, or windows, textured finishes, changes in color or other design

¹³ Adjusted for any right-of-way taking that may be required.





**Northern Tract: Parcel B Amendments
to the Redevelopment Plan
Town Center South Redevelopment Area
Robbinsville Township, Mercer County, N.J.**

features, should be used in order to add architectural interest and variety, and to relieve the visual effect of a simple, long wall.

Roofline offsets should be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.

The above notwithstanding, the architecture of buildings fronting Route 33 shall be comparable ~ but not necessarily identical ~ to the recently developed buildings fronting Route 33 in Town Center North.

7.5.5 Facade Treatment & Materials

- A. Major features of the architectural treatment for the front facades of buildings should be continued around all visibly-exposed sides of such buildings. All building elevations should be designed to be consistent with regard to style, materials, colors and details. See subsection C. for treatment where the construction of a blank wall is necessitated by Code, security or other design considerations,

- C. Solid, blank, windowless walls or service areas visible from the public view are discouraged. Where the construction of a blank wall is necessitated by Code, security or other design considerations, the affected facades should be enhanced by real or false windows, architecturally articulated and/or textured masonry, including stucco, or, if the building is occupied by a commercial use, by recessed or projecting display window cases, changes in color, or other design

features in order to add architectural interest and variety, and to relieve the visual effect of a simple, long wall.

Intense landscaping may also be appropriate.

- F. Facade treatment and materials for Northern Tract: Parcel B.
 - 2. Buildings and all display windows should be appropriately lighted at night so as to insure pedestrian attention.

7.5.6 Entryways & Doors

- B. Unless mandated by Code, security or other design considerations, secondary doors should not be located on the primary street facade. Such doors should be architecturally consistent with the building's style.

7.5.7 Windows

- D. *Windows for the Northern Tract: Parcel B*
 - 1. Windows should be between 24" and 36" off the ground and should be architecturally compatible to and in proportion with the facade treatment. Aluminum framed plate glass "Storefronts" are permitted at the discretion of the Planning Board Architect.
 - 2. Primary display windows should occupy a minimum of 20% and a maximum of 75% of the ground floor facade.





***Northern Tract: Parcel B Amendments
to the Redevelopment Plan
Town Center South Redevelopment Area
Robbinsville Township, Mercer County, N.J.***

6. Divided lights, where employed, should be a minimum two over two and should have wood interior, true divided lights, or wood inserts, either interior or exterior. Casement windows are permitted. Fixed-sash windows are permitted at the discretion of the Planning Board.

7. Solid, blank, windowless walls or service areas visible from the public view are discouraged. See section 7.5.5 C. for treatment where the construction of a blank wall is necessitated by Code, security or other design considerations.

Intense landscaping may also be appropriate.

Existing D shall be changed to E.

Existing E shall be changed to F.



8.0 CIRCULATION, PARKING & LOADING PLAN

8.1 Circulation

8.1.2B Northern Tract: Parcel B

Northern Tract: Parcel B does not abut the anticipated geometry of Liberty Street as conceptually depicted in the Redevelopment Plan. Accordingly, the provisions of Redevelopment Plan section 8.1.2 C do not apply.

8.1.6 Additional Guidelines

B. Commercial sidewalks on the south side of Route 33 shall be consistent in width and treatment with the Town Center development on the north side of the right-of-way.

Elsewhere, commercial sidewalks shall have a minimum width of 10'.

G. Right-of-Way curbing materials and installation shall match Town Center curbing installed on the north side of Route 33.

8.2 Parking

8.2.1 General Requirements

E. Off-street parking for commercial uses shall be sufficient to provide parking for the employees of all proposed uses as well as long-term customer parking. Spaces reserved for employees shall be designated as such by means of striping and/or signage.

H. Route 33 is a State highway under the jurisdiction of NJDOT. This section is therefore deleted in its entirety.

I. Recognizing that on-street parking on the south side of Route 33 in the Town Center is prohibited by NJDOT, this section is deleted in its entirety.

8.2.3 Off-Street Parking: Mid-Rise (Urban Apartment, Mixed-Use & Commercial) Buildings

B. If permitted by the size and geometry of the property, off-street parking should be prohibited in the Front Yard Setback, should be located at the rear of buildings on interior of lots, and should be accessed by means of common driveways, preferably from side streets or lanes.

8.2.4 Surface Parking Lots

C. The interior of all parking lots shall be landscaped to provide shade and visual relief by way of protected planting islands or peninsulas within the perimeter of the lot.

Parking lots with 10 or fewer spaces may not require interior landscaping if the Planning Board determines that there is adequate perimeter landscaping.

Parking lots with 11 or more spaces require one (1) deciduous shade tree per five (5) parking spaces. Choice of plant materials, buffer width, type of screening, location and frequency of tree planting shall be appropriate to the architecture of the Project to which the parking lot is intended to serve.



10.0 OPEN SPACE, LANDSCAPING & STREETSCAPING PROVISIONS

10.3 Streetscaping¹⁴

10.3.1 Shall address the decorative treatment of all impervious surfaces, both internal to a Redevelopment Project and within the public right-of-way adjacent to a Project. Streetscaping shall be similar to the Town Center treatment of the north side of Route 33.

10.3.2 Shall consist of traditional concrete paving for sidewalks, with contrasting treatment at driveway crosswalks,¹⁵ street furniture and related items to demarcate public spaces, if any, and to help the Project blend in with the surrounding natural and built environment. Elements shall be appropriate to the Project proposed and shall be constructed of non-reflective materials.

Paved rights-of-way (streets) shall be traditional black asphalt.

¹⁴ Reference Town Center Plan:

- section 5A12 for Walls, Fences and Hedges;
- section 5A16 for Paving Materials;
- sections 5A20 and 5A21 for Street and Park Furniture

¹⁵ Including, but not be limited to, a combination of painting, scored concrete and/or paver accents.